

DWELLIX PTY LTD · MELBOURNE, VICTORIA

Dwellix
BUILD WITH BRILLIANCE

— **PERMIT FEE PROPOSAL** —

CUSTOM SECONDARY DWELLINGS






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Building Permit Fees Proposal

Fixed-fee scope for a standard secondary dwelling in Victoria

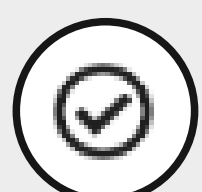
Our team at Dwellix has prepared this fee proposal based on current requirements and industry standards to ensure accuracy and transparency. With Dwellix, your approvals process is managed from start to finish by one experienced team — coordinating plans, engineering, soil testing, surveying, permits, and council lodgements on your behalf.

FEE BREAKDOWN

	Plans & Design Documentation Architectural drawings, working drawings, and preparation of permit-ready documentation.	\$10,750
	Engineering & Energy Rating Structural engineering, compliance calculations, and energy rating assessment/report.	\$4,650
	Soil Testing & Land Survey Geotechnical soil testing, feature & level survey, and site measurement.	\$4,621
	Building Surveyor & Permit Fees Private building surveyor review, permit certification, and approvals processing.	\$4,407
	Disbursements, Council Fees & Levies Authority lodgements, statutory fees, and associated disbursements.	\$1,500

TOTAL

\$25,928 + GST



ANY SOIL CLASS. ONE FIXED PRICE.

Dwellix covers the full cost of building on your site no matter what soil class it returns — Class A, S, M, H1, H2, E or P. Whatever the geotechnical report classifies, you won't pay a dollar extra at construction stage.

That includes the additional engineering, site works, extra-depth pads, concrete, and site preparation required to suit your soil classification. The footing and slab system is engineered to match your site, entirely at our cost — a true fixed-price build with no soil-related surprises.

PLEASE NOTE



- This proposal excludes home warranty insurance.
- Fees are based on a standard project scope and do not include planning permit fees, vegetation reports or other specialist reports if required.

EXCLUSIONS



- Internal measurements of the existing dwelling if required (approx \$1,400).

Additional Items & Payment Terms

Variations, optional items and payment schedule

6. Post-Lodgement & Variations

6.1	Post-lodgement coordination		\$300 / hr
6.2	Town planner		<i>not required</i>
6.3	Other specialist consultants (if required)		<i>not included</i>

7. Other Fees

7.1	Engineering — Civil engineering design & certification (if required)	<i>not included</i>	7.10	Mechanical engineer report	<i>not included</i>
7.2	B.A.L. analysis & report	<i>not included</i>	7.11	Section J assessment	<i>not included</i>
7.3	Build-over-easement application & fees	<i>not included</i>	7.12	Protection works to be completed by Royal Building Surveyor	<i>not included</i>
7.4	Other council fees	<i>not included</i>	7.13	Report & consent and Minister's Guidelines (\$500 per regulation)	<i>not included</i>
7.5	Performance solution report	<i>not included</i>	7.14	Methodology diagram	<i>not included</i>
7.6	Fire engineering report	<i>not included</i>	7.15	Hoarding permit	<i>not included</i>
7.7	Acoustic engineering report	<i>not included</i>	7.16	3D images	<i>not included</i>
7.8	Hydraulic engineer report	<i>not included</i>	7.17	Other consultants	<i>not included</i>
7.9	Electrical engineer report	<i>not included</i>	7.18	Miscellaneous authority approvals (if required)	<i>not included</i>

Payment Terms

1 **Commencement.** A deposit of **50%** is required prior to the commencement of any works.

2 **Prior to submission.** The remaining **50%** is payable prior to lodgement with council; documentation is not submitted until payment is received in full. **Until the total fee is paid in full, Dwellix retains all ownership of, and intellectual property rights in, the drawings and documentation, and no licence to use them is granted.**

Design Release Fee & Intellectual Property

Ownership, licensing & release of Dwellix design materials

Ownership & License

DESIGN RELEASE FEE

To engage another builder or third party to construct the project using the Materials, written consent and payment of the Design Release Fee in full are required first.

The Design Release Fee is **50% of the total amount payable** under this agreement — a genuine, commercially agreed licence fee reflecting the value of the Materials released, **not a penalty**.

No third-party usage, construction or reproduction rights arise until it is **paid in full and cleared**.

Intellectual Property Terms

The client acknowledges and agrees:

- 1 Dwellix owns all intellectual property in the materials it produces for the project — its designs, drawings, plans, specifications, 3D images, reports and documentation (the **Materials**). The client owns only the materials the client supplies. Nothing in this agreement transfers any IP to the client.
- 2 Any new materials, refinements or improvements created during the services — whether by Dwellix or arising from the client's input — vest in Dwellix automatically on creation.
- 3 The client is granted a non-exclusive, revocable and non-transferable licence to use the Materials solely for this project on the nominated site. The licence permits no other use.
- 4 The Materials must not be given to, shared with, or used by any third-party builder, contractor, designer, draftsman, consultant, architect or developer without Dwellix's prior written consent.
- 5 Paying drafting, architectural, permit, council or consultancy fees pays for the services performed. It does not transfer any copyright, moral rights or other IP in the Materials.
- 6 The client must not use the Materials, in whole or in part, to obtain competing quotes or to procure construction or design services from any other party.
- 7 To engage another builder or third party to construct the project using the Materials, the client must first obtain Dwellix's written consent and pay the **Design Release Fee** in full.
- 8 **No third-party usage, construction or reproduction rights arise until the Design Release Fee has been paid in full and the funds have cleared.** Until then, this licence does not extend to any such use.
- 9 Because damages alone may not be an adequate remedy, Dwellix may seek an injunction to restrain any breach of this clause, in addition to any other remedy available at law.
- 10 This clause forms part of the Terms & Conditions of the Fee Proposal & Agreement and survives its termination or expiry.

Description of Services & Terms & Conditions

What we deliver, and the terms that apply

PLANS & WORKING DRAWINGS

- Obtain the client's brief and project requirements.
- Attend the site; assess conditions and constraints.
- Preliminary assessment of authority regulations.
- Develop the design and prepare explanatory documents.
- Preliminary selection of materials and finishes.
- Incorporate land & feature survey levels.
- Computer-drafted floor plans, elevations & sections at 1:100.
- Basic 3D model to explore form and finishes.
- Coordinate the work of specialist consultants.
- Three (3) major design changes included; further changes at the hourly rate (item 6.1).

FINAL DOCUMENTATION

- Finalise full working drawings for permit submission.
- Confirm statutory authority requirements.
- Review & refine in line with the NCC and council.
- Finalise plans, elevations, sections, details & schedules.
- Coordinate and integrate specialist consultant input.
- Submit to consultants for final reports once paid in full.

JOINERY & DETAILING

- Finalise proposed finishes and construction type.
- Prepare detailed plans, elevations & schedules.
- Amend as required to enable submission.

TERMS & CONDITIONS

Agreement

This agreement is between the client and Dwellix Pty Ltd (ABN 11 695 579 723) for the project named in the acceptance. By signing or paying the deposit, the client authorises Dwellix to commence the services.

Your Consumer Rights

Our services come with guarantees that cannot be excluded under the Australian Consumer Law. Nothing here limits any right or remedy under the ACL or the Domestic Building Contracts Act 1995 (Vic) that cannot lawfully be excluded.

Scope & Variations

Fees are based on the scope described. Work outside that scope, or additional changes, will be agreed in advance and charged at the rates in this proposal.

Client Responsibilities

The client agrees to provide accurate information, appoint Dwellix as agent for the limited purpose of the applications, and pay invoices per the payment terms.

Copyright & Licence

Dwellix retains copyright in the drawings it prepares. On full payment, the client receives a licence to use them for the project on the nominated site, revocable only if fees properly due remain unpaid after notice.

Liability

To the extent permitted by law, Dwellix's liability is limited to re-supplying the relevant services or paying the cost of re-supply. Dwellix is not liable for delays by councils, surveyors or third parties.

Insurance

Dwellix maintains the insurances required for its work, including public liability and, where applicable, professional indemnity and domestic building insurance.

Termination

Either party may end this agreement for material breach not remedied within 30 days of notice, or on insolvency. On termination, the client pays for services properly performed to that date.

Privacy & Marketing

Dwellix handles personal information per the Privacy Act 1988 (Cth). Dwellix may seek consent to feature the completed project; you may decline, and confidential details are respected.

Acceptance

Authorisation to proceed

I/We have read and understood this fee proposal, the description of services, and the terms & conditions, and hereby agree to proceed. I/We, the owner(s) of the property below, give consent to Dwellix Pty Ltd to act as our agent for the purpose of making any applications, appeals or referrals required by legislation, and obtaining any information reasonably necessary in relation to the land and any structures on it, for the project described in this agreement.

Billing Details

Site Address

Name / Company

Postal Address

Phone

Email

ABN (if applicable)

Client Acceptance

Client Name

Witness Name

Address

Address

Suburb

Suburb

State

State

Date

Date

Signature

Signature

Dwellix

BUILD WITH BRILLIANCE

Dwellix Pty Ltd · Melbourne, Victoria · ABN 11 695 579 723

Builder Registration: DBU-46939

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